

SAND CITY

HOUSING ELEMENT

City of Sand City
June 1991

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SAND CITY

Sand City
Housing Element

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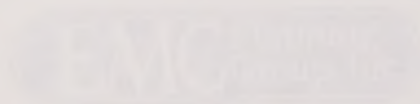
City of Sand City
June 1991

Prepared for:

City of Sand City
One Seelye Park
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June 18, 1991, Adopted by Sand City City Council

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Sand City Housing Element

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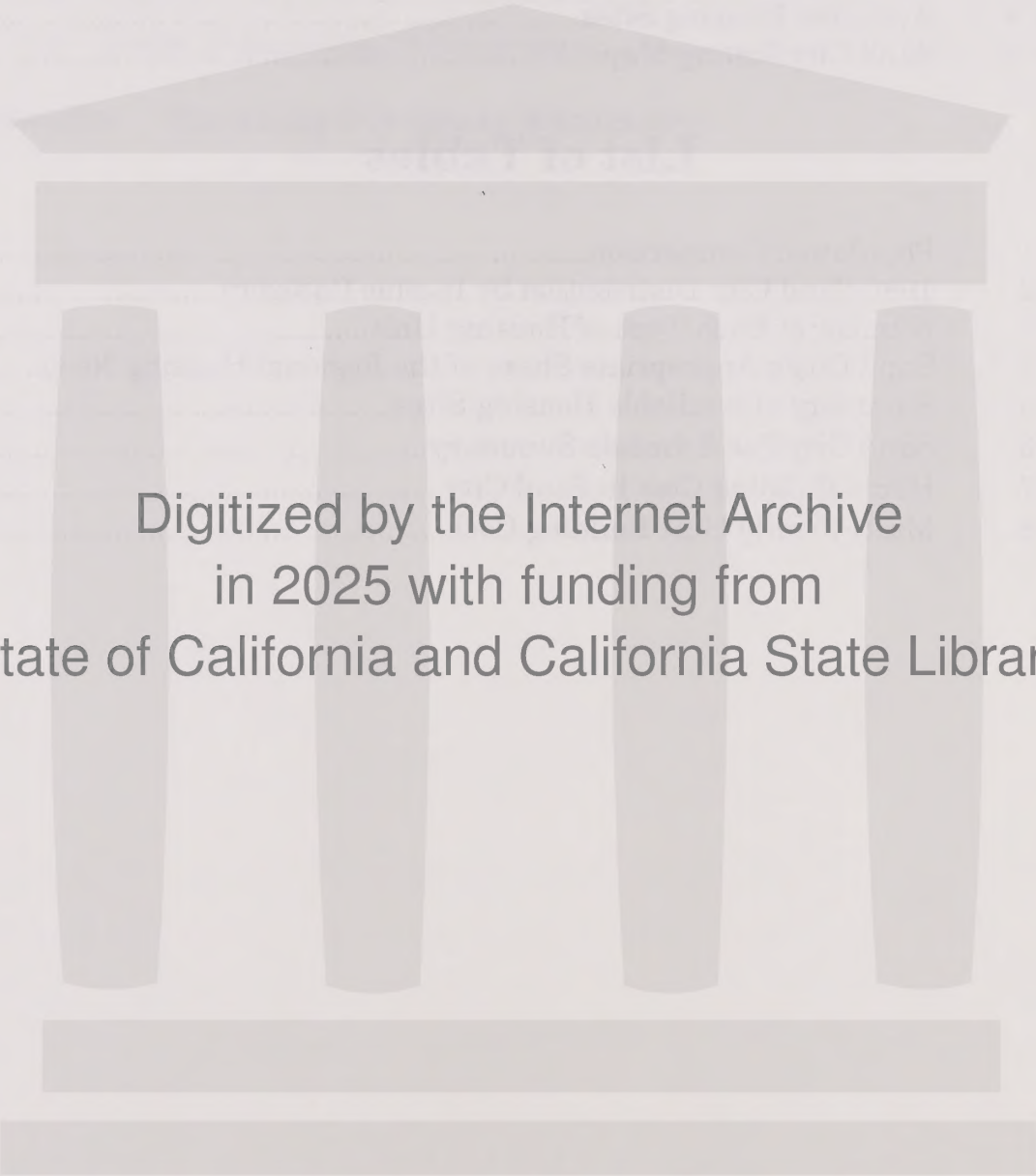
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1.0 Introduction

1.1 Purpose and Intent

California state law requires each city in the state to include a housing element in its general plan (California Government Code section 65000, et. seq.) This mandated element is to consist of:

- An assessment of housing needs and an inventory of resources and constraints to meet these needs;
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and
- A program which sets forth a schedule of actions that the local government is undertaking or intends to undertake, to implement the policies and achieve the goals and objectives of the housing element.

This housing element is written in conformance with the requirements of Assembly Bill 2853 (California Government Code section 65580, et seq.). In adopting this assembly bill, the California State Legislature found and declared that:

- The availability of housing is of vital statewide importance, and early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order;
- The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and to accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government;
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community; and
- The legislature recognizes that, in carrying out this responsibility, each local government must consider economic, environmental, and fiscal factors, and community goals set forth in the general plan and must cooperate with other local governments and the state in addressing regional housing needs.

California state law also requires that housing elements for all cities in Monterey County be updated by July 1, 1991.

In addition to existing state requirements, recent legislation transferred the responsibility for facilitating affordable housing in the coastal zone from the California Coastal Commission to the local government. This recent legislation encourages all new residential developments in the coastal zone to provide low- and moderate-income housing where feasible. It also encourages replacement of all housing units in the coastal zone occupied by low- or moderate-income households which are demolished or converted (but in some cases, replacement is required only if feasible).

The housing element has been prepared so that it is consistent with the goals, objectives, policies and programs of all other elements of the Sand City General Plan and Local Coastal Program. In order to achieve consistency, assistance was obtained from the Planning Director through numerous meetings and constant correspondence during preparation of the housing element.

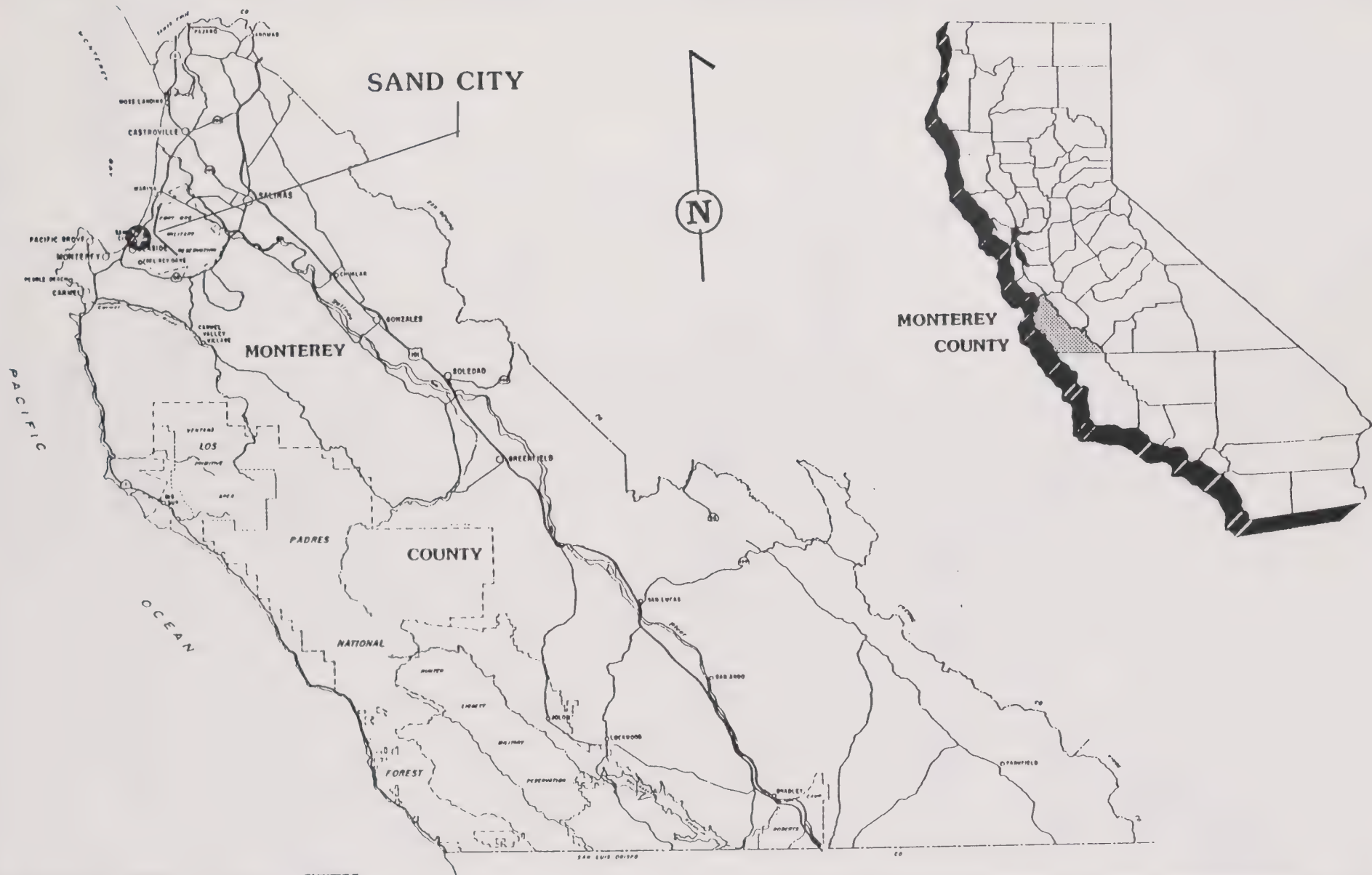
1.2 Sand City Planning Area

Sand City consists of approximately 347 acres. Sand City is bounded by the Fort Ord military base to the north, the City of Seaside to the south and east, and the Monterey Bay to the west. Sand City's coastline is about 1.5 miles in length. Approximately 161 acres of land in Sand City are located in the coastal zone.

Incorporated in 1960, Sand City now supports a population of 203 persons.¹ Since Sand City's incorporation, it has served the Monterey Peninsula areas as an employment center. Commercial, heavy industrial, and varying types of manufacturing industries are prevalent in Sand City's economy. Figures 1 and 2 illustrate the regional and vicinity locations of Sand City. Figure 3 illustrates the planning area boundary of Sand City.

1.3 Public Participation

Prior to adoption of the housing element, the public has had the opportunity to provide comments on the housing element during a public review period and at various public hearings held by the Sand City City Council.



SOURCE: CITY OF SAND CITY



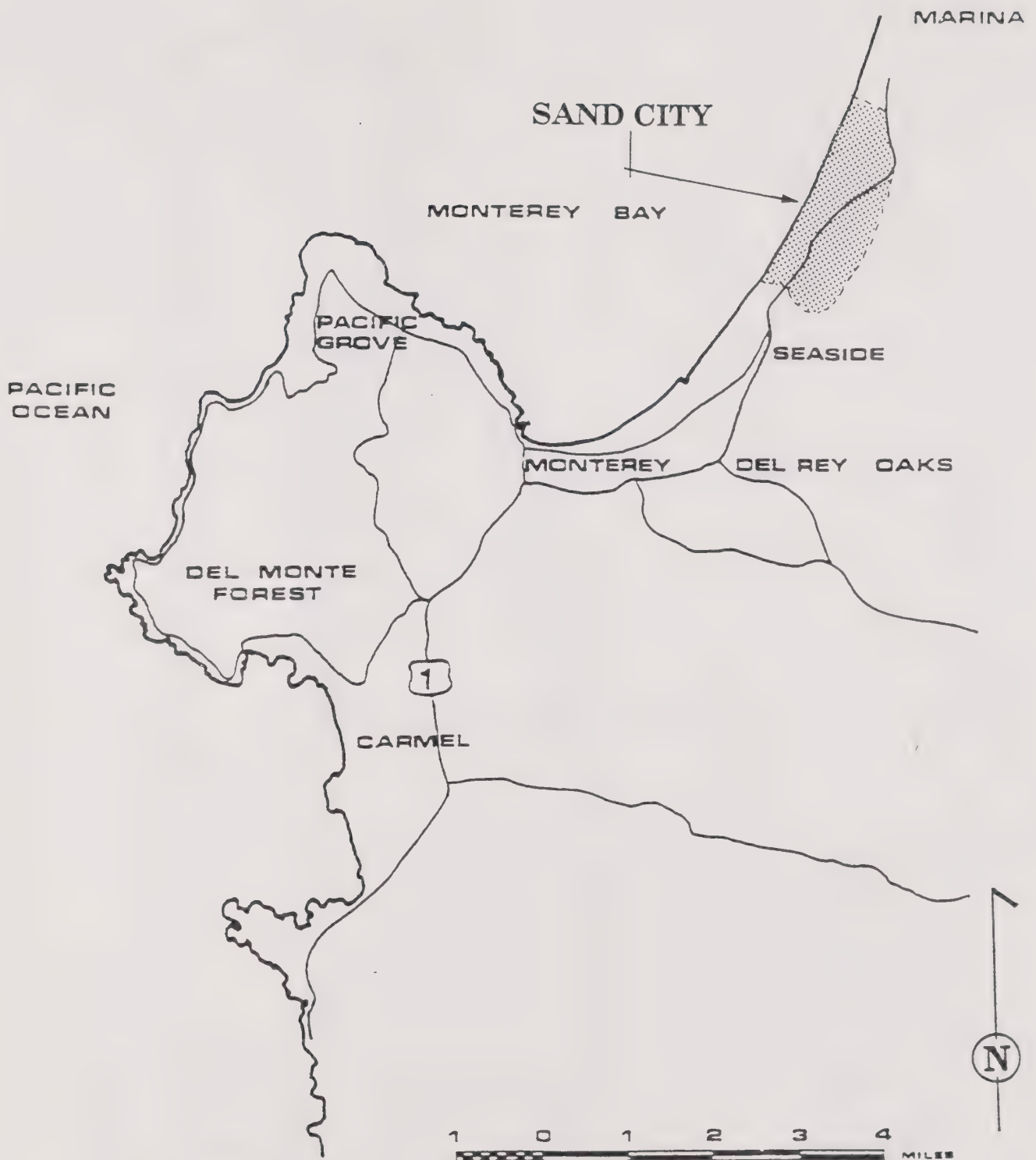
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SAND CITY HOUSING ELEMENT REGIONAL LOCATION

FIGURE

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SOURCE: CITY OF SAND CITY



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SAND CITY HOUSING ELEMENT

SAND CITY VICINITY

FIGURE
2

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———— Planning Area Boundary

SOURCE: SAND CITY LOCAL COASTAL PROGRAM



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SAND CITY HOUSING ELEMENT PLANNING AREA

FIGURE
3

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References

¹California State Department of Finance. *Monterey County Population and Housing Estimates*. Sacramento, California, 1990.

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2.0 Housing Needs Assessment

2.1 Population and Economic Characteristics

2.1.1 Population Composition and Employment

Population in Sand City has increased from 182 in 1980 to 203 in 1990.² This represents an 11.5 percent increase, or an approximate average annual increase of 1.2 percent. Sand City's population, however, has decreased slightly since January 1986, at which time the population had reached a peak of 225 persons.

Monterey County and California experienced population increases of 24.0 percent and 24.5 percent, respectively, between 1980 and 1990.³ This data reflects an average annual growth rate of approximately 2.4 percent for Monterey County and 2.5 percent for California. The overall population changes between 1980 and 1990 for Sand City, Monterey County, and California are shown in Table 1.

TABLE 1
Population Comparison

	Population 1980	Population 1990	Percent Change	Annual Average Percent Change
Sand City	182	203	+11.5	+1.2
Monterey County	290,444	360,241	+24.0	+2.4
California	23,667,902	29,473,000	+24.5	+2.5

Sources: Association of Monterey Bay Area Governments (AMBAG)
California State Department of Finance

The Association of Monterey Bay Area Governments (AMBAG) estimates that the population in Sand City will increase to 623 persons by 1995.⁴ This would represent a 208 percent increase in population. However, this estimate is based on an earlier projection of 337 persons for Sand City in 1990, which was based on 1980 census data. It is evident that Sand City is behind the pace of population growth projected by AMBAG.

Population in Monterey County is projected by AMBAG to grow to 400,500 persons by 1995.⁵ This would represent a population increase of 11.2 percent of the current population of Monterey County.

2.1.2 Local Economy

The economy of Sand City consists of heavy commercial, industrial, and manufacturing industries. Census data from 1976 showed a 110 percent increase in workers between 1970 (460) and 1977 (966)—an increase of 15.7 percent per year. The estimate of total employment for 1980 was 1,250 persons—an increase of 284 workers over a three-year period, representing a 9.8 percent increase in workers per year.⁶

Since 1990 census data is not currently available, 1990 labor force estimates for Sand City can be estimated using previous trend data. After taking into account the substantial but diminishing increase in workers from 1970 to 1980, it is assumed that the Sand City labor force increased at a 9.0 percent base rate between 1980 and 1981, and continued to increase at a rate 0.6 percent less than the base rate per year until 1990 (i.e., 8.4 percent between 1981 and 1982). This would result in a 1990 labor force of 2,246 workers, or an average increase of 6.5 percent per year over the 10-year period.

Employment in Monterey County has increased from approximately 124,500 persons in 1983 to approximately 150,500 persons in 1990. This is a 20.8 percent increase.⁷ Employment on the Monterey Peninsula has increased from 53,360 persons to 64,491 persons between 1983 and 1989, also an increase of 20.8 percent.⁸

2.2 Housing Characteristics and Needs

2.2.1 Housing Affordability

Household income is a determining factor of housing affordability. As the price of a house increases, larger segments of the population can no longer compete for housing. Median incomes in Sand City increased by approximately 34.9 percent between 1981 and 1987, from \$20,539 to \$27,700. Median incomes for Monterey County increased 32.0 percent during the same time period, from \$25,178 to \$33,222.⁹

The Department of Housing and Community Development (HCD) defines “very-low” income households as those earning less than 51 percent of the median income of Monterey County. Households having from 51 percent to 80 percent of the median income are considered “low” income. HCD defines moderate-income households as those having 81 to 120 percent of the median income, and defines above-moderate-income households as anything 121 percent or above. Sand City is considered a moderate-income residential area because its household income range is between 81.6 and 83.3 percent of the Monterey County’s median figure between 1981 and 1987.¹⁰

The distribution of Sand City’s population among HCD’s four identified income levels is shown in Table 2. This table is based on 1980 census data, but it is assumed to reflect current income distribution in Sand City.¹¹

TABLE 2
1990 Sand City Distribution by Income Category

Income Category	Criteria (Percent of County Median Income)	Percentage of Sand City Households
Very-Low-Income Category	Below 51	28 (31 units)
Other Low-Income Residents	51 to 80	14 (15 units)
Moderate-Income Residents	81 to 120	25 (27 units)
Above-Moderate-Income Residents	Above 120	33 (36 units)

Source: AMBAG. *Regional Housing Needs Report*. Monterey, California, June 1990.

The 1980 census determined that a household is overpaying if it pays 25 percent or more of its monthly income toward housing. Based on 1980 census data, 21 of 94 households in Sand City (22.3 percent) were overpaying for housing. This consisted of 17 renter households and four owner households.¹² The 1990 census data on housing overpayment is not yet available. However, using a straight-line projection of 1980 data, there would be 20 renter households and five owner households overpaying in 1990 for a total of 25 households. Therefore, there is an existing need for affordable housing in Sand City, specifically for the very-low-, low-, and moderate-income groups.

2.2.2 Existing Housing Units

Sand City currently has 109 housing units.¹³ There are no existing housing units in the Sand City coastal zone west of Highway One. However, there are three housing units located in the portion of the coastal zone east of Highway One. Table 3 compares the number and type of residential units in Sand City's housing stock for 1980 and 1990.

Persons residing in Sand City are housed predominantly in single-family detached units. Most of these units were constructed in the 1920s and 1930s. None of these older units is located in an area currently zoned for residential use. However, these single-family detached units are conditionally permitted in all non-residential zones in Sand City.

2.2.3 Household Size

The average household size in Sand City has decreased from 2.17 in 1980 to 2.12 persons in 1990.¹⁴ Over the recent ten-year period, there has been a population increase of 21 persons and an increase of 15 residential units. The decrease in persons per household in Sand City is likely due to a small decrease in the birth rate during the middle of the 1980s.

TABLE 3

Number of Each Type of Housing Unit

Type of Unit	1980	1990
Single-Family	74	73
Duplex	10	23
Mobile Home	<u>10</u>	<u>13</u>
Total	94	109

Source: AMBAG. *Regional Housing Needs Report*. California, 1983 and 1990.

According to the 1980 census, a household is considered to be overcrowded when there is more than one person per room in the house (excluding bathrooms). Data from the 1980 census indicated that 3.6 percent or approximately three of Sand City's residential units were overcrowded. By using a straight-line projection of 1980 data, it can be estimated that approximately four housing units are overcrowded in 1990. Census data from 1980 which delineated overcrowding by owner and renter for Sand City was suppressed.¹⁵

2.2.4 Household Tenure

In 1980, owner-occupied houses comprised 36 percent of the Sand City's total housing stock, while renter-occupied units comprised 64 percent.¹⁶ In comparison, the homeowner and renter percentages in Monterey County in 1980 were 60 percent and 40 percent, respectively.¹⁷ Since 1985, 11 homes have been sold in Sand City. Because all of the units sold have become renter-occupied, it is assumed that the ratio of renter-occupied units to owner-occupied units has become more unbalanced.¹⁸

2.2.5 Housing Values and Rents

Increases in housing costs result from inflating costs of building materials, labor, and land processing fees; increases in interest rates; and the increase in demand for housing combined with a diminishing supply. Local increases in housing costs have resulted from the scarcity of land available to provide housing on the Monterey Peninsula.

Significant increases in the cost of housing have occurred in Monterey County since 1980. The median price of a home on the Monterey Peninsula has risen from approximately \$110,000 in 1980 to \$247,000 in 1990.¹⁹

In Sand City and the immediately surrounding communities, the median home sales price has increased from \$86,323 in 1985 to \$127,333 in 1989, an increase of 48 percent.²⁰ Similar increases in rental housing units are assumed to have

occurred during this time period, but 1990 census data regarding rental prices is not yet available.

Assisted Rental Housing at Risk

Assisted rental housing units at risk consist of existing low-income multi-family rental housing units which were created with financial assistance from a city, state, or federal agency or non-profit group and which are at risk of loss due to change in ownership, expiration of a lease, or some other change which will cause the rental units to become market-rate rental units within the next 10 years. The following agencies/organizations were contacted to determine whether Sand City currently has any assisted rental housing units at risk:

- HCD
- Farmers Home Administration
- California Housing Finance Agency
- Community Housing Improvement Systems and Planning Association
- Monterey County Housing Authority
- Sand City Redevelopment Agency

The research conducted showed that there are no existing assisted rental housing units at risk in Sand City.

2.2.6 Vacancy Rate

HCD identifies the presence of a housing shortage if there is an overall vacancy rate of five percent or less. This includes two percent for ownership housing and three percent for rental housing. Vacancy rates fluctuate on a yearly basis, depending upon the economic trends that influence the supply and demand of housing. The current vacancy rate in Sand City is 11.93 percent.²¹ Therefore, Sand City does not have a housing shortage.

2.2.7 Housing Conditions

According to AMBAG's 1983 *Regional Housing Needs Report*, approximately 30 residential units (16.5 percent) within the city were considered to be substandard. The *Final Redevelopment Agency Report*²² completed by Sand City in 1987 identified 25 residential units in need of repair and 17 units in need of replacement, representing a total of 42 residential units. This was equivalent to 38 percent of all housing units (110 units) in Sand City. Since 1987, there has been a net decrease of one housing unit in Sand City.

Many older single-family units that are located in areas zoned other than residential are permitted to deteriorate because homeowners are waiting to sell their properties for commercial or manufacturing uses. Another reason for the deterioration of housing is the inability of homeowners to afford repairs.

The 1990 median income of Sand City households (\$27,700) is below the county median of \$33,222 and many homeowners cannot afford to construct needed

home repairs. In addition, there is a relatively high percentage (64 percent) of renter-occupied units in Sand City. Since the owners of these housing units do not occupy them, they are less likely to spend the money needed for repair of these housing units.

Of the 109 residential units in Sand City, 15 have been constructed since 1980 and 24 have been constructed since 1970.²³ The remaining 70 units built prior to 1970 are old, and many are in need of repair or replacement.

Of the 15 housing units constructed since 1980, six units are apartments and two units comprise a new duplex. The remaining seven units consist of housing units constructed in mixed use areas of the city among existing commercial development. Eight of the 15 housing units constructed were affordable to low-income groups.²⁴ Of those housing units constructed, none were within the coastal zone. No housing units have been converted to other uses within the city since 1980.²⁵

Since the incorporation of Sand City in 1960, many housing units have been lost to demolition. A significant number of housing units demolished were substandard units located in the manufacturing zoning district. However, there have been only three demolitions of housing units in Sand City since 1981, none of which was in the coastal zone. Future demolitions are expected to occur at a similar low rate. The extent of demolitions should be offset by the amount of new housing that is projected by AMBAG to be constructed by 1996.

There is an existing need in Sand City to rehabilitate and conserve existing housing units.

2.2.8 Energy Conservation

HCD has identified various methods by which a local agency may structure policies and development standards in order to conserve energy. These include:

- The promotion of higher-density and in-fill development.
- The enforcement by local building officials of existing state residential energy conservation standards.
- Standards for street widths and landscaping of streets and parking lots to reduce heat loss or provide shade.
- Standards for energy-efficient retrofits to be met prior to resale of homes.
- Inclusion of energy conservation features in existing and new housing.

Currently proposed projects involve the development of existing portions of Sand City for which public services are readily available. There are few sites within Sand City which are either currently vacant or for which there is not a proposed project. Proposed projects which involve residential development include higher-density residential units.

All large proposed projects in Sand City are approved subject to either a use permit or a planned development permit. City development standards incorporate energy-saving design strategies regarding standards for street widths, landscaping, and parking.

With regard to energy savings in specific residential units, the Sand City Building Code incorporates all energy standards included in the Uniform Building Code, Uniform Mechanical Code, Uniform Housing Code, Uniform Plumbing Code, and National Electric Code.

2.2.9 Special Housing Needs and Accessible Housing

Workers

Special housing needs are defined by HCD as "those associated with relatively unusual occupational or demographic groups...." Perhaps the most unusual characteristic regarding demographic groups in Sand City is the imbalance of persons employed in Sand City to available housing. Sand City's economy is commercial/industrial based. This economy provides employment for surrounding residential communities which lie within a short commuting distance from Sand City. According to 1990 estimates, there are 2,246 persons employed in Sand City.²⁶ This is a ratio of 20.6 employed persons for each household in Sand City. Based on a standard per-household average of 1.5 persons, 1,497 households would be needed to accommodate all workers in Sand City.²⁷ Since there are currently only 109 households in Sand City, an additional 1,388 housing units would be needed to accommodate Sand City's labor force.

California state law requires that all housing elements address the needs of farm workers residing in a city. There is no existing agricultural or agriculture-related industry in Sand City. Therefore, there is no existing need to provide housing for farm workers in Sand City.

Elderly Persons

People of 65 years of age or older qualify as elderly persons. According to 1980 Census data, approximately 19.7 percent of Sand City's population (36 persons) was composed of elderly persons. Therefore, based on the current population of Sand City, it is projected that 41 elderly persons live in Sand City. Census data from 1980 indicated that there were 26 households with an elderly person as the household head, 12 of which were single-person elderly households. A straight-line projection of this data indicates that there are approximately 31 elderly-headed households, 14 of which are single-person elderly households in 1990. The Monterey Peninsula has long been an attractive place for elderly persons to live, and housing for elderly persons is a priority for all Monterey Peninsula cities. The cost of housing on the Monterey Peninsula, however, has escalated rapidly, and this factor has prevented many elderly persons from seeking homes on the Monterey Peninsula.

The housing needs of elderly persons are typically met by providing small and affordable housing units which incorporate design features such as easy-operat-

ing doorknobs, handicap ramps, grab bars, and smaller and low-maintenance fixtures. Sand City provides small homes which are among the most inexpensively priced homes on the Monterey Peninsula. However, due to the old age of many housing units in Sand City, especially those units occupied by elderly persons, special design features are not common in housing units for the elderly.

Large-Family Households

A large-family household is one that consists of more than five persons. The 1980 census indicated that one house in Sand City was a large-family household. Currently, there are two large-family households in Sand City, both of which live in rental housing units.²⁸ Because these families represent only 1.8 percent of all households in Sand City, large-family housing is not a current problem. However, due to the relatively less-expensive housing costs in Sand City, the presence of large families in Sand City could increase in the future.

Female-Headed Households

According to 1980 census data, female-headed households comprised 2.1 percent, or a total of two households in Sand City. Based on the number of 1990 households (109), this percentage projects to 2.3 households. Of the 1980 female-headed households, zero households had children and both were below poverty level. Female-headed households below poverty level with children often have special needs, such as adequate day-care facilities in the area so that the head of the household can work during the day and adequately sized low-cost housing which can support a family. However, since there appear to be no current female-headed households with children in Sand City, the need for affordable day-care and larger house size does not appear to exist. Because single-parent families are typically in need of affordable housing, Sand City meets the needs of such households better than most other cities on the Monterey Peninsula due to relatively lower housing costs.

Disabled Households

Various agencies were contacted in order to determine the existing number of disabled persons residing in Sand City. These agencies include:

- Department of Rehabilitation (San Jose)
- Housing for Independent Living (San Jose)
- San Andreas Regional Center
- Monterey County Regional Center
- Development Disability Council

Information obtained from the above-mentioned agencies was useful for determining the types of disabled persons in Sand City. However, since these agencies do not provide a precise estimate of all disabled persons, 1980 census data was utilized to project the existing approximate number of disabled persons residing in Sand City.

According to 1980 census data, six percent of Sand City's total households are disabled-person households. Based on these 1980 percentages, a total of seven existing residences in Sand City could fall into this special needs category in 1990. Disabled persons are often in need of affordable housing. As stated previously, Sand City meets the needs of such households better than most other cities on the Monterey Peninsula due to the relatively lower housing costs.

Because most of Sand City's housing units (64 percent) were constructed prior to 1970, and because approximately 38 percent of all existing units are in need of repair or replacement, most housing units in Sand City are not designed to meet the needs of disabled persons. Although there are relatively few disabled households in Sand City, there is a need to design housing units to better accommodate the needs of disabled persons.

Emergency Shelter

The Monterey County Homeless Task Force recently completed a five-year plan for the development of a service delivery system for homeless persons in Monterey County. The *Monterey County Homeless Services Plan*²⁹ estimates the number of homeless persons in Monterey County and provides a breakdown of these persons according to geographic areas of the county. According to the report, 286 to 484 homeless persons reside on the Monterey Peninsula.

The plan calls for the adoption of various policies recommended for implementation on a county-wide basis and includes more-specific recommendations for implementation of policies of the plan. Recommendations related to implementation of the plan on the Monterey Peninsula include the following:

- Monterey County [should] enter into a memorandum of understanding with the cities of the county to ensure that each city submits an appointee to sit upon the Monterey County Commission on Homelessness which shall be appointed by the Board of Supervisors to oversee the implementation and on-going evolution of the plan.
- Monterey County [should] establish a permanent emergency and transitional shelter for homeless families on the Monterey Peninsula.
- The Department of Social Services and Juvenile Probation [should] develop a program in Salinas or on the Monterey Peninsula for sheltering youth without homes.
- The Department of Social Services [should] contract with a non-profit agency to administer one or more drop-in sites for the homeless on the Monterey Peninsula.

Based on a review of existing city data and discussions with city staff regarding persons in need of emergency shelter in Sand City, there is not an existing need for an emergency shelter. Due to the relatively small size of Sand City's popula-

tion (203 persons), efforts to satisfy needs of homeless persons are best served through participation in regional efforts to provide emergency shelter.

2.2.10 Appropriate Share of Regional Housing Needs

California Government Code section 65584 states that “each council of governments shall determine the existing and projected housing need for its region.”

AMBAG is the council of governments for the region which covers Monterey County and Santa Cruz County. AMBAG has determined an appropriate share of regional housing needs for all localities in the region, including Sand City. The purpose of the appropriate-share allocation is to equitably distribute the responsibility for accommodating lower-income households throughout the region and to avoid further concentration of lower-income households in localities which contain more than the average proportion.

AMBAG uses the following methodology in determining the appropriate share of regional housing needs for each city in Monterey County:³⁰

AMBAG first projected each local jurisdiction’s population increase between 1990 and 1995. The following methodology was used:

- The preparation of a forecast of employment is prepared for Monterey County.
- Based on the forecast of employment, a forecast of population is produced for Monterey County.
- The county-wide forecast for population is distributed to the various cities. This distribution is carried out using information on vacant land, general plan designations, zoning, and infrastructure capacity within the sphere of influence of each city in close coordination with planners from each city.
- The population forecast for each city are compared with the rate needed to produce the number of households designated by the state as the region’s share of the statewide housing need. The rate of population was found to be 20 percent below the level called for by the region’s share of the regional housing need. In order to compensate for this difference, the population growth rate for each jurisdiction was proportionately adjusted to meet the needed population growth rate.

The following steps were then used to determine the city’s share of the regional housing need:

- The adjusted annual rate of population increase was applied to the number of households existing on January 1, 1989, as determined by the state Department of Finance, and compounded over a 7.5-year period to determine the number of households which will exist on July 1, 1996.

- Based on a county-wide vacancy rate of 5.0 percent, the number of new housing units needed in each city was increased in order to account for the number of housing units vacant at all times during the year.
- The housing unit need figure was again adjusted upward in order to account for the number of housing units in need of replacement in each city. This final figure determines the new housing unit construction goal for each city by July 1, 1996.

Table 4 shows the number of existing housing units in Sand City according to income level, identifies overall housing unit goals for 1996, and identifies goals for new housing unit construction by 1996.

TABLE 4
Sand City's Appropriate Share of the Regional Housing Need

	Total Housing Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
1989 Units by Income (Existing)	109	31	15	27	36
1996 Goals by Income	459	112	70	171	106
Construction Goals by Income	350	81	55	144	70

Source: AMBAG. *Regional Housing Needs Report*. California, June 1990.

According to 1989 data obtained by AMBAG for the 1990 Regional Housing Needs Report, there were 109 total housing units in Sand City. Of these 109 housing units, 28.4 percent fall into the very-low-income category, 13.8 percent fall into the low-income category, 24.8 percent fall into the moderate-income category, and 33 percent fall into the above-moderate-income category.

AMBAG's housing goal for Sand City is to reach a total of 459 housing units by the end of 1996. This involves the construction of 350 new housing units. Of the 350 new housing units, AMBAG has designated that 23.1 percent of the housing units be constructed for very-low-income residents, 15.7 percent be constructed for low-income residents, 41.2 percent be constructed for moderate-income residents, and 20.0 percent be constructed for above-moderate-income residents.

It is Sand City's contention that its share of the regional housing need, as determined by AMBAG, does not reflect the city's potential population growth in terms of its holding capacity based on city plans, and thus on long-term housing unit growth. The following discussion regarding site availability projects the

potential number of housing units that could be constructed in Sand City by 1996.

2.2.11 Site Availability

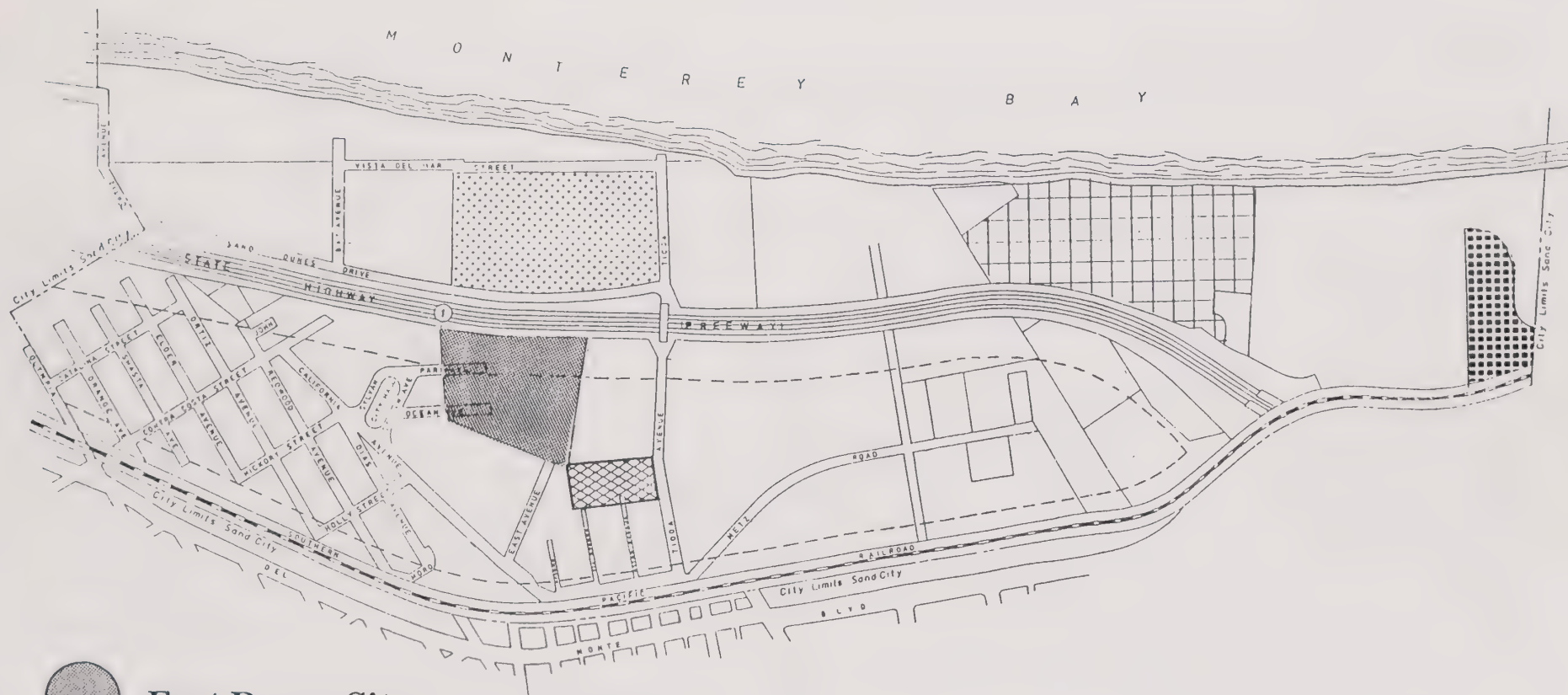
Sand City will attain its housing goal of 459 total housing units if it maintains the existing 109 housing units and constructs an additional 350 housing units by 1996.

Figure 4 identifies available sites in Sand City which can accommodate large-scale housing projects. Five available housing sites have been identified in Sand City for potential development. Four of these sites are vacant and are designated for residential development under the Sand City Local Coastal Program Land Use Plan (LCP) and Sand City General Plan. These are referred to as the East Dunes site, the South of Tioga site, a portion of the Sands of Monterey site, and a portion of the Monterey Bay Village site. One additional site, the garbage transfer station site, has been identified as a possible location for residential development in the near future (pending an amendment to the Sand City General Plan redesignating this site from industrial land use to high-density residential land use). The Sand City Zoning Map is included in Figure 5 in order to illustrate the areas of Sand City zoned for residential use.

East Dunes

The East Dunes site is designated High-Density Residential by the Sand City LCP and General Plan. This designation allows the construction of 25 to 35 dwelling units per acre. This 11.5-acre site was subdivided in the late 1800s into multiple lots of 1,875 square feet.³¹ For economic reasons, the construction of single-family dwellings on such small lots is not a feasible option for developers in today's housing market. The probable development of this site in the near future would involve the construction of a planned-unit high-density condominium or apartment complex. Based on the densities provided in the zoning ordinance, the East Dunes site could accommodate approximately 345 housing units (based on an average of 30 dwelling units per acre).

However, significant habitat constraints exist on the East Dunes site. According to the administrative draft *Sand City Habitat Conservation Plan*,³² approximately 8.7 acres of the East Dunes site may be preserved from development. However, the habitat conservation plan has not been adopted by Sand City. This may result in a net buildable area on the site of approximately 2.8 acres. Further constraints regarding building height exist on this site as well (due to concerns about the public view from State Highway One). This restricts the building height potential on the net buildable acreage to approximately two stories and therefore prevents construction of maximum densities allowed under the zoning ordinance. It is estimated that a maximum of 25 housing units per acre may be achieved on the project site (2.8 acres). Due to the difficulty in developing areas that support endangered species, only 70 dwelling units may be



East Dunes Site



South of Tioga Site



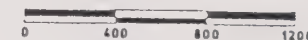
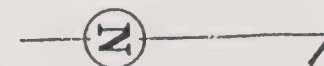
Sands of Monterey Site



Monterey Bay Village Site



Transfer Station Site



SCALE IN FEET

SOURCE: EMC PLANNING GROUP, CITY OF SAND CITY



At-End Use Planning
and Design Firm

SAND CITY HOUSING ELEMENT AVAILABLE HOUSING SITES

FIGURE

4

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M O N T E R E Y

B A Y



COASTAL ZONE ZONING DISTRICTS

CZ-R2	Residential, Medium Density	CZ-C2	Heavy Commercial
CZ-R3	Residential High Density	CZ-CDI	Coastal Dependent Industrial
CZ-VSC	Visitor Serving Commercial	CZ-M	Industrial Manufacturing
*CZ-VSC	Dual Designation	CZ-IP	Industrial Park
CZ-VS-R1	Visitor Serving Residential Low Density	CZ-PR	Public Recreation
CZ-VS-R2	Visitor Serving Residential Medium Density	CZ-PF	Public Facilities
CZ-C-1	Light Commercial	CZ-HR	Habitat Preserve, Generalized Locations
		B.C.D.a.b	-See Density Standards

COMBINING DISTRICTS

ST	Special Treatment Area
RM	Resource Management Generalized Locations
HR	Habitat Restoration Generalized Locations

NON-COASTAL ZONE ZONING

H-3	Residential, High Density
C-1	Light Commercial
C-2	Heavy Commercial
C-3	Neighborhood Commercial
M	Industrial Manufacturing
I-P	Industrial Park



A Land Use Planning
and Design Firm

SAND CITY HOUSING ELEMENT ZONING MAP

FIGURE

5

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constructed on the East Dunes site under the habitat conservation plan. However, Sand City is developing an alternative habitat/land use plan map for the East Dunes site which may increase the future buildable acreage on the East Dunes site.

Another constraint on development of the East Dunes site is the lack of available public services. Sewer and water services are not currently available on the site, but the extension of these services to the site would not be difficult.

South of Tioga

The South of Tioga site is a 13.5-acre site designated by the LCP as High-Density Residential. This site is located immediately south of Tioga Avenue east of Vista Del Mar Street and west of Sand Dunes Drive. The South of Tioga site is similar to the East Dunes site in that it was also subdivided in the late 1800s into lots of 1,875 square feet. As is the case regarding the East Dunes site, development of these lots for single-family housing is not feasible. Therefore, a planned-unit high-density condominium or apartment project is the most feasible housing development for the site. The Sand City Redevelopment Plan estimates that should maximum build-out of this site occur, 375 high-density housing units could be constructed. This is roughly based on the maximum build-out of the site allowed under the LCP.

However, various constraints exist on this site. In recent years, many owners of the lots on the site have defaulted on their property taxes due to the infeasibility of construction on the lots, thus allowing the lots to be auctioned at relatively inexpensive prices. The Monterey Peninsula Regional Parks District (MPRPD) has been purchasing the lots one at a time in an attempt to gain as many lots as possible and preserve them as open space. Currently, the MPRPD has purchased 114 lots, for an approximate total of 5.88 acres.³³ However, a significant portion of the site (approximately 7.6 acres) remains under the ownership of private land owners.

Currently, there is a legal concern regarding the right of the MPRPD to preserve these lots as open space, and it is anticipated that some challenge of the MPRPD from Sand City regarding this issue may take place in the near future. Should the lots owned by the MPRPD remain as open space, this would not preclude development of portions of the property for residential use in the future. Therefore, for the purposes of this discussion, this site is presumed to be developable for the construction of housing units.

The administrative draft *Sand City Habitat Conservation Plan* proposes that a portion of the South of Tioga site (separate from the MPRPD land) be preserved for public recreation. However, this plan has not yet been adopted by Sand City. Since a large portion of this area falls within the 50-year coastal erosion setback line adopted by Sand City, this land may not be available for residential development in the future. The eastern portion of the site adjacent to Highway One may be preserved for dune restoration. Together, both of these areas comprise approximately 6.5 acres of the total 13.5-acre site.³⁴ Further constraints regarding

building height exist on this site, as well (due to public view concerns). This restricts the building height potential on the net buildable acreage to approximately two stories and therefore prevents construction of maximum densities allowed under the general plan. It is estimated that a maximum of 25 housing units per acre may be achieved on portions of the project site which are unaffected by setback and habitat constraints (7.0 acres). Realistically, the South of Tioga site could accommodate approximately 175 housing units.

Another potential constraint to development on the South of Tioga site concerns the extension of public services to the site. However, this is not considered to be a permanent constraint to development of the site.

Sands of Monterey

Sand City has received an application for development on this 32-acre site, which is owned by Fargo Industries, Inc. According to the project proposal, only a portion of the site (approximately seven acres designated Medium-Density Residential under the LCP) would accommodate permanent housing units. Due to various environmental concerns on the project site, the density of proposed project has been reduced from that of the original project application. The approval of the Sands of Monterey project as proposed would result in the construction of 82 permanent housing units, including a minimum of five low- to moderate-income units.³⁵ Final decisions by the Sand City Council and California Coastal Commission regarding project approval have yet to be made.

Constraints on the potential development of this site include sensitive habitat, the presence of view corridors, extension of public services, and coastal erosion. These constraints have been evaluated in the recently completed final environmental impact report for the Sands of Monterey site.³⁶

Monterey Bay Village

The 15-acre Monterey Bay Village site, which lies within the coastal zone, is designated Coastal Zone Visitor-Serving Residential by the LCP. This designation provides for the construction of housing units at a density of up to 13 units per acre. Although this designation provides for the construction of housing units for visitor-serving purposes, 10 percent of the housing units could be constructed for permanent use. Based on an allowed development density under the Sand City LCP of 13 dwelling units per acre, the site could accommodate approximately 195 dwelling units. Therefore, approximately 19 permanent housing units could be constructed in accordance with maximum build-out under the LCP.

Coastal erosion is the most significant constraint on development of the Monterey Bay Village site. A large portion of the site is currently under water, and development of the site would have to conform to the 50-year erosion setback line. Further, the previous use of the site as a landfill means that development of the site would involve the removal of refuse. There are also concerns regarding additional coastal erosion because of the displacement of sand and soil which would result from removal of refuse and construction of structures on the site. It

is estimated that construction on the site behind the coastal erosion setback would result in a net buildable area of approximately 10.4 acres or 135 units. Because 10 percent of the units could be utilized as permanent housing units, the site could accommodate approximately 14 housing units.

Transfer Station

The transfer station site is designated Industrial Manufacturing under the Sand City General Plan and is currently utilized for industrial purposes. However, it is anticipated that the uses on the site will terminate in the near future. The owner of this site and Sand City are discussing the possibility of redesignating the site as High-Density Residential. The site is approximately 1.4 acres in size and could accommodate approximately 49 housing units according to maximum build-out under the Sand City General Plan. However, height constraints on the site may reduce the buildable density to a maximum of 25 dwelling units per acre. This would result in the construction of 35 dwelling units on the site.

An additional constraint on the construction of the transfer station site is the land-use incompatibility which would result between the transfer station site and adjacent existing industrial and commercial sites. Other potential constraints involve the costs associated with the clean-up of hazardous materials or soil contamination on the site due to its current use as a garbage transfer station. No habitat constraints exist on the site. Public services have already been extended to the site and would be upgraded as necessary to support a residential project.

Mixed-Use Sites

Many of Sand City's existing housing units are located in commercial and industrial areas. Sand City has adopted a policy of maintaining such secondary housing units, subject to the owner of the unit obtaining a conditional use permit. In addition, Sand City has adopted a policy which encourages the construction of additional housing units pending development review in commercial and light industrial portions of Sand City which lend themselves well to mixed commercial/residential and mixed light industrial/residential uses.

The Sand City Planning Department estimates that there is a potential for the construction of approximately 100 housing units in mixed-use areas of Sand City as it is built out.³⁷ Based on the rate at which these secondary housing units have been constructed between 1980 and 1990, it is estimated that two housing units per year (12 secondary housing units) may be constructed in these areas by 1996.

Potential Housing Units

Table 5 summarizes the available housing sites in Sand City. This includes all sites discussed above as well as the potential construction of mixed-use units in existing commercial and industrial areas of Sand City. The table illustrates the designated Sand City LCP and general plan density of each site. The table also illustrates the gross buildable acreage, the net buildable acreage, and the hous-

ing unit potential for each available housing site. The housing unit potential is based on net buildable acreage. It is important to note that the net buildable acreage for various sites is based on the potential habitat constraints discussed in the administrative draft *Sand City Habitat Conservation Plan*. This plan has not yet been adopted by Sand City.

TABLE 5
Summary of Available Housing Sites

Available Site	LCP and/or General Plan Density	Available Acreage (Gross)	Available Acreage (Net)	Housing Unit Potential*
East Dunes	High Density (25-35 d.u./acre)	11.5	2.8	70
South of Tioga	High Density (25-35 d.u./acre)	13.5	7.0	175
Sands of Monterey	Medium Density (14-25 d.u./acre)	7.0	7.0	82
Monterey Bay Village	Low Density (13 d.u./acre)	1.5	1.1	14
Transfer Station	High Density (25-35 d.u./acre)	1.4	1.4	35
Mixed Use Areas	No residential density requirement	—	—	12
Total		34.9	19.3	388

*based on net acreage

Note: Construction of the housing units listed in the table will not be achievable during the course of the building moratorium imposed by the MPWMD and scheduled to take effect January 1, 1991. Additional constraints discussed following this table may also prevent or delay construction of these housing units.

Sources: Sand City LCP
Sand City General Plan

As the table illustrates, Sand City will exceed its fair share of the regional housing need (350 housing units) by a total of 38 housing units should construction take place on the identified available housing sites prior to July 1, 1996.

Affordable Housing Units

It is difficult to determine the type and affordability of future housing units which may be constructed on the available housing sites in Sand City, with the exception of the Sands of Monterey site, for which a development application is pending approval. It is likely that the housing units affordable to each income group would be scattered somewhat throughout the available housing sites. Currently, Sand City requires developers to either provide 20 percent affordable housing units on site or make adequate financial contribution to a housing fund which would provide affordable housing.³⁸ Other factors which determine the affordability of housing are costs associated with governmental and non-governmental constraints.

The summary of available housing sites in Table 5 projects the realistic construction of 280 high-density units, 82 medium-density units, 14 low-density units, and 12 housing units in mixed use areas. Because high-density housing areas are generally considered to be best suited for the construction of affordable housing, Sand City should be capable of meeting its construction goal of 155 affordable housing units (units for very-low- and low-income groups) by 1996.

The Sands of Monterey development proposal includes 82 housing units, of which 77 will be for above-moderate-income households. The Monterey Bay Village site could accommodate 14 low-density housing units. Because low-density units are best suited to above-moderate-income groups, this would, when combined with the Sands of Monterey project, make feasible the construction of 91 above-moderate-income housing units by 1996. This would comfortably meet Sand City's construction goal of 70 above-moderate-income housing units by 1996.

Sand City also has a goal to construct 144 moderate-income housing units by 1996. It is anticipated that portions of all housing projects constructed in Sand City by 1996 will cumulatively contribute to the achievement of this goal.

The Sand City Redevelopment Agency has set aside 20 percent of the city's property tax increment which can be used to provide improved housing conditions for low- and moderate-income households. This fund currently contains \$30,756. The fund can be used to rehabilitate existing low- and moderate-income housing units, to improve parks and infrastructure serving these housing units, and to construct new housing units. It is not possible to determine the amount of funding which will be available over the course of the planning period because this will be contingent on future development projects. Redevelopment projects of all types (residential, commercial, industrial) contribute to this fund.

2.2.12 Governmental Building Constraints

In the past, governmental controls in Sand City itself have not been a constraint to housing construction. The most substantial constraints to development in Sand City relate to regional water supply inadequacy, sewage treatment capac-

ity, coastal development issues, and sensitive habitat issues. Local, state, and federal government agencies which have jurisdiction over these areas of concern could substantially impede the construction of new housing units in Sand City between now and July 1996. Potential constraints to housing units construction are discussed below according to governmental agency.

Sand City

Local governmental policies and regulations can deter housing development to varying degrees. Governmental building constraints include building code and maintenance requirements, land use controls, on- and off-site improvement requirements, and development processing fees and exactions.

Building Codes and Housing Maintenance. Currently, Sand City adheres to the requirements of the Uniform Building Code as the basis for building construction and inspection standards. Other codes adhered to include the Uniform Mechanical Code, Uniform Housing Code, Uniform Plumbing Code, and National Electric Code.

Do to its size, Sand City does not have a full-time building inspector on staff, and uses a private consultant for this purpose. Maintenance inspections of existing housing units are rare, and generally occur as the result of occupant complaints. Sand City has no additional restrictions which go beyond those of the codes discussed above.

Land Use Controls. In terms of general plan land-use policies, Sand City has historically encouraged the optimum use of the various residentially-designated areas within the city. Due to physical and economic characteristics of the city, the various residentially-designated areas lend themselves well to construction of medium- and high-density dwelling units. Sand City has, wherever feasible, implemented designations which encourage higher densities in order to provide the construction of additional housing units at lower cost. Zoning classifications included in the Sand City Zoning Ordinance encourage the construction of various types of residential units by incorporating a "pyramid zoning" concept which permits the construction of single-family and duplex dwelling units in multi-family-unit districts.

On-/Off-site Improvements. The Sand City subdivision ordinance calls for specific on-and off-site improvements which are the responsibility of the subdivider. These improvements are required in order that Sand City will benefit from the addition of the new subdivision, and that there will be no future burdens placed upon the city or future occupants of the subdivision with regard to project improvements. Since all of Sand City is included within the designated redevelopment area, 20 percent set-aside of city tax increment can be used for improvements related to affordable housing anywhere within the city. This

includes the construction of on- and off-site improvements for projects which qualify as affordable housing. These on- and off-site improvements include:

- Curb, gutter, sidewalk, and pathways.
- Water lines, gas, and other utility services to serve each lot and stubbed to property line prior to paving.
- Water mains of the proper size to give the required fire flow as approved by the fire department.
- Fire alarm boxes, including design layout, connecting to a fire alarm system when required, and as approved, by the chief of the fire department.
- Sanitary sewers and laterals to serve each lot and stubbed to property line prior to paving.
- Storm sewers, drains, and channel improvements.
- Basins or other forms of erosion control.
- Ornamental street lights.
- Approved street name signs at all intersections, all block number changes and at other locations required and approved by the City Engineer.
- Street barricades where required.
- Architecturally designed walls, fencing, or screen planting where required.
- Traffic signs as required by the City Engineer.
- Utility distribution lines and facilities, including, but not limited to electric, communications, street lighting and cable television and transformers, all to be placed underground.

Processing Time and Fees. Since 1983, there have been few approved housing development applications in Sand City and no approved applications for housing projects of more than five units. It is, therefore, not feasible to provide an accurate estimate of the average processing time for housing unit approval. Sand City has facilitated the construction of several industrial and commercial projects since 1983 by providing timely review of project applications. It is likely that future permit processing time for new developments in Sand City, including that for new housing units, will remain minimal.

The 1983 housing element indicated that processing fees in Sand City were comparable to that of surrounding jurisdictions. Table 6 includes a summary of fees required for proposed developments in Sand City.

TABLE 6**Sand City Fee Schedule Summary**

Item	Cost
Permits	
Variance Permit	\$100
Conditional Use Permit	200
House Moving Permit	50
Planned Unit Development	300 (+ \$25/unit)
Project Plan Review	
Environmental Impact Report	1,000
Negative Declaration	75
Preliminary Land Use Determination	400
Site Plan	200
Site Plan Code Review	100
Appeals to City Council	150
Major Subdivision Tentative Map	600 (+ \$60/lot)
Major Subdivision Final Map	400
Minor Subdivision	600 (+ \$60/lot)
Legislative Action	
Rezoning	300 (+ \$50/acre)
Appeals to City Council	150
General Plan Amendment	500
Design Review	
Single-Family Residence	15
Duplex	15
Multi-Family	25 (< 5 units)
Planned Unit Development	35 (< 5 units)
Hotel/Commercial	50 (+ \$1/unit > 5,000 sq. ft.)
Commercial/Industrial	35 (+ \$1/unit > 5,000 sq. ft.)
Fences/Walls	15
Building Material and Colors	10

Source: Sand City Planning Department

Monterey Regional Water Pollution Control Agency

The Monterey Regional Water Pollution Control Agency (MRWPCA) recently adopted the Monterey Peninsula Waste-Water Allocation Plan. The plan is

intended to allocate waste-water treatment service to cities on the Monterey Peninsula based on population and housing projections formulated by AMBAG.

The waste-water allocation plan allocates only enough waste-water treatment capacity to Sand City to provide for the construction of 105 housing units through 1991. The MRWPCA has indicated that it may limit waste-water treatment for Sand City to that which could service a total of 209 new housing units through the end of December 1995. However, this allocation plan has not yet been adopted. This allocation would accommodate roughly 42 housing units per year. Assuming the waste-water treatment plant can accommodate waste water from an additional 42 housing units per year up through 1996 (the end of the housing element planning period), the number of housing units accommodated would be 251. This falls short of Sand City's construction goal of 350 housing units (as designated by AMBAG) and Sand City's potential new housing unit construction of 388 units (as identified in this housing element) for 1996.

Currently, the MRWPCA has a hook-up fee of \$1,760 per residence.

Monterey Peninsula Water Management District

The Monterey Peninsula has experienced water shortages during the past two decades as a result of drought conditions and the inability to increase water storage. Severe droughts affecting the Monterey Peninsula and the entire northern central coast region of California occurred in 1972 and 1977, and there is currently a drought in 1990.

The Monterey Peninsula Water Management District (MPWMD) is a regional agency created by state legislation which has jurisdiction over the allocation of water for all housing projects on the Monterey Peninsula. The MPWMD has the authority to set a moratorium on the issuance of water permits for any type of development project. It is not uncommon on the Monterey Peninsula for building permit approval of housing projects to hinge on the granting of a water permit by the MPWMD. The MPWMD has approved ordinance number 52, a moratorium prohibiting the issuance of new water permits indefinitely on the Monterey Peninsula. The moratorium takes effect on January 1, 1991.

Permit expenses for water connection fees to the MPWMD for a standard three-bedroom, two-bathroom house range from \$2,500 to \$3,000.

Although MPWMD has set goals for obtaining additional water supply and storage, and has established policies and programs regarding water conservation for all cities within the district, it is important for individual cities to identify specific policies and programs aimed at solving their own water supply and conservation problems. Sand City currently has no such policies and programs regarding water supply and conservation for future housing projects. This, therefore, is an existing need.

California Coastal Commission

Any city-approved project west of Highway One in Sand City's coastal zone is subject to appeal to the California Coastal Commission. Approximately 46 percent of the land in Sand City lies within the coastal zone. Therefore, the approval of future housing projects in Sand City (assuming they are appealed, as past history indicates) will depend on California Coastal Commission approval.

The California Coastal Commission also makes recommendations regarding the types of land uses proposed in the LCP of each local jurisdiction in the coastal zone. The Sand City Local Coastal Program was approved by the California Coastal Commission in 1985. However, based on recent public concern regarding potential development of the Sand City coastline, the California Coastal Commission is again reviewing the LCP. It is anticipated that the California Coastal Commission will make recommendations regarding the reduction of proposed development intensity along the Sand City coastline. California Coastal Commission denial of future housing development projects approved by the City Council of Sand City and changes in recommended density of housing units development could have a profound effect on the ability of Sand City to meet its construction goals by 1996.

United States Department of Fish and Wildlife

Habitat of the Smith's Blue Butterfly exists in areas of Sand City including various available housing sites. Of the available housing sites, this habitat is most prevalent on the East Dunes site. Smith's Blue Butterfly is listed by both the State of California and the United States Department of Fish and Wildlife as an endangered species. Both state and federal endangered species acts mandate protection for species that are officially listed in these categories and prohibit "taking" of these species. A taking consists of the harassment, harm, pursuit, hunting, shooting, wounding, killing, trapping, capture, or collection of any such species. Future construction in areas which provide habitat for the Smith's Blue Butterfly will require the obtaining of a permit from the U.S. Department of Fish and Wildlife to allow for taking of the habitat.

2.2.13 Non-Governmental Building Constraints

Non-governmental constraints on housing development are those factors which local governments cannot control.

Housing Costs

Housing costs include the cost of land, the cost of construction, and availability of financing for home builders.

The cost of land in Sand City has not, in the past, been a constraint on development of housing units on the east side of Highway One. However, the cost of land west of Highway One near the ocean has made the development of small projects infeasible.

The cost of building a home in Sand City is relatively low in relation to other cities on the Monterey Peninsula because of the modest size and affordability of homes which are constructed to conform to market conditions in Sand City. However, due to the prices of land west of Highway One, no housing units have yet been constructed in this portion of Sand City.

In the early 1980s, interest rates increased, thus decreasing the availability of affordable financing for homes all over California as well as in the Monterey Peninsula and Sand City. However, toward the end of the decade, interest rates dropped and affordable financing became more available. Now, in the early 1990s, however, the availability of affordable financing has again decreased due to the poor condition of the nation's savings and loan industry.

Table 7 includes the current costs associated with home construction in Sand City. These estimates are based on construction of a 1,500-square-foot single-family residence.

TABLE 7
Home Building Cost in Sand City

Item	Cost	Percent of Total Cost
Land	\$ 35,000 ³⁹	25.0
Construction	<u>105,000⁴⁰</u>	<u>75.0</u>
Total	\$140,000	100.0

Source: EMC Planning Group Inc.

Table 8 includes an estimated cost for the acquisition of land and the cost of construction of a multi-family residential project on the Monterey Peninsula. The example is based on the construction of a 40-unit project with an approximate total floor area of 40,000 square feet on a lot of 1.5 acres.

Land costs for multi-family residential construction on the Monterey Peninsula are generally considered to be \$15,000 per unit.⁴¹ Based on the the structure described above, the cost of construction is estimated at \$26.64 per square foot. Twenty-five percent of this cost is added to the construction total in order to account for indirect costs such as construction financing, title insurance, and commissions. A local multiplier is applied to the total construction cost of the project to take into account local price of materials and labor. The cost estimates of construction per square foot and related cost adjustments were obtained from the *Residential Cost Handbook*⁴² used widely by appraisers in the Monterey Bay area.

TABLE 8
Multi-Family Unit Building Cost

Item	Cost Per Unit/Square Foot	Size	Cost
Land Subtotal	\$15,000 per unit	40 units	\$600,000
Construction costs	\$26.64 per sq. ft.	40,000 sq. ft.	\$1,065,600
Indirect costs and local multiplier			\$333,000
Construction Subtotal			\$1,398,600
Total Cost			\$1,998,600
Cost per unit			\$49,965

Source: EMC Planning Group Inc.

As the table illustrates, the estimated building cost of a multi-family housing project on the Monterey Peninsula is \$1,998,600. The estimated average cost per housing unit is \$49,965.

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3.0 Evaluation of Previous Housing Element

The 1983 housing element goals, objectives, policies, and programs were directed toward providing and upgrading housing for the existing population and labor force of Sand City while satisfying the needs of various special needs groups.

3.1 Construction Goals

The 1983 *Regional Housing Needs Report*⁴³ prepared by AMBAG set a goal for the construction of 168 new housing units by 1990. Sand City fell considerably short of this goal, having constructed a total of only 11 housing units during this time period.

No projects larger than three units were constructed in Sand City between 1980 and 1990. Many of the 15 new housing units built between 1980 and 1990 created mixed-use development on individual lots which are designated for commercial and light industrial use. Sand City's establishment of programs which encourage the construction of secondary residential units on lots designated for commercial and light industrial uses was successful in providing these smaller, affordable housing units. Since these housing units were built by local business owners, their construction helped to partially offset the imbalance of workers to residents in Sand City by providing some housing for workers.

The 1983 housing element identified three sites which could support a large residential housing project. These sites are referred to in the 1990 housing report as the East Dunes site, the South of Tioga site, and the Sands of Monterey site.

An application for a large hotel and housing project was received for the Sands of Monterey site in July 1987. The approval of this project as proposed would result in, among other structures, the construction of 82 high-density permanent condominium units. The Sand City City Council and California Coastal Commission have not yet taken final action on the proposed project.

Applications for development have not yet been received on any portion of either the East Dunes site or the South of Tioga site.

3.2 Constraints

As stated in the 1983 housing element, processing fees and other potential constraints to development within the control of Sand City have not limited housing development in the past. This fact remains true.

Governmental constraints on development from sources other than Sand City have become stronger since the completion of the 1983 housing element. Housing projects are contingent upon California Coastal Commission approval and are also contingent upon the availability of water supply and waste-water treatment capacity and subject to habitat constraints falling under federal and state government jurisdiction.

Various non-governmental constraints have become an issue in Sand City with regard to projects proposed in the coastal zone. Environmental concerns associated with available housing sites include sensitive habitat, public view, and coastal erosion. These constraints may hinder housing construction in the coastal zone.

3.3 Policy/Program Evaluation

This subsection includes an evaluation of housing policies and programs which were included in the 1983 Sand City Housing Element. The following subsection discusses program effectiveness in meeting the policies included in the 1983 housing plan as well as the rationale used in deriving the policies and programs which appear in the 1991 housing plan.

3.3.1 Policy A

Encourage production of new residential development that provides a choice in housing type, density, cost and tenure, to meet the housing needs of all segments of the population, regardless of race, sex, marital status, age, ethnic background, physical condition, or family size.

Program Effectiveness

The intent of this policy was to encourage the construction of various types of housing in a variety of areas within the city in order to provide housing opportunity for various needs groups. Programs 1 and 2 were successful in the sense that Sand City was able to designate various medium and high-density areas of the city for future development. The higher-density zoning districts typically provide the opportunity for construction of more affordable housing units pursuant to Program 3.

Because so few housing units (15 units) were constructed from 1980 to 1990 in Sand City, Program 1 of the 1991 housing plan focuses on construction of additional housing units in Sand City while considering the environmental constraints which exist on the available housing sites in the city, specifically those with coastal and environmental constraints.

3.3.2 Policy B

Encourage a continually expanding supply of ownership and rental housing in Sand City for persons of all income and ethnic groups.

Program Effectiveness

Program 4 of the 1983 housing plan was intended to encourage the maintenance of the many older rental units existing in Sand City, many of which exist in mixed-use areas of city. Although a number of these units are substandard as discussed in Section 2 of this document, the majority of these units have been

successfully maintained. Opportunities for home ownership, however, have not increased as expressed in the 1983 housing plan due to lack of new construction.

3.3.3 Policy C

Ensure the provision of urban services for future residential development.

Program Effectiveness

Program 5 of the 1983 housing plan was aimed at providing urban services to available housing areas within Sand City. Since 1983, Sand City has approached the provision of urban services to new development projects on an individual-project basis. Due to the lack of proposed residential development within Sand City since 1983, the city has not consistently pursued the acquisition of additional funding for infrastructure improvements in terms of formation of assessment districts, federal and state land grants, joint powers agreements, and issuance of special bonds. However, the city has created a fund comprised of tax increment revenue which has and will continue to be used to provide public infrastructure improvements.

Due to the number of land development constraints that lie beyond the immediate control of Sand City, emphasis has been placed on the city's provision of improved city services to available housing sites in the 1991 housing plan. It is the desire of Sand City to promote the construction of new housing units as much as possible. The 1991 housing plan leaves the implementation of 1983 funding ideas, which were not found to be feasible throughout the previous plan period, to Sand City's discretion. However, the 1991 housing plan obligates Sand City to complete a master facilities plan and a capital improvement program by January 1992.

3.3.4 Policy D

Encourage the production of affordable rental and ownership housing for low and moderate income households throughout Sand City.

Program Effectiveness

Programs 6 and 7 were aimed at providing an increase in affordable housing stock for Sand City through methods which were found to be successful previously. Although relatively few housing units were constructed between 1980 and 1990, a large percentage of these units were constructed in areas of the city which incorporate mixed uses. No increase in mobile homes occurred in Sand City between 1983 and 1990, nor were there any modular or manufactured homes constructed. The 1991 housing plan has included programs which will require mobile homes, manufactured homes, and modular homes as principal permitted uses in all residential zoning districts.

Due to the lack of residential development projects between 1980 and 1990, there were no opportunities to grant density bonuses or fee waivers as described in

Program 8. Sand City did not facilitate construction assistance for rental units by pursuing state and federal financial assistance as called for in Program 9. Since 1983, no opportunities have risen for Sand City to cooperate with the County Housing Authority on housing projects as described in Program 10.

Pursuant to Program 11, Sand City does require all new residential developments in the coastal zone to provide affordable housing either on-site or through the payment of in-lieu fees. The proposed Sands of Monterey development provides for five affordable housing units on-site and the project applicant will be required to make payment to the affordable housing fund in Sand City upon project approval.

As stated previously, the processing time for residential projects in Sand City is not currently a constraint. The city is in compliance with the intent of Program 12 and the city will continue to pursue methods to streamline the processing of permit applications.

3.3.5 Policy E

Encourage and promote innovative housing development plans that will help to increase the number of affordable housing units.

Program Effectiveness

Pursuant to Program 13, Sand City has adopted a philosophy which facilitates the construction of unique and innovative housing development plans. However, the lack of residential development applications between 1980 and 1990 has inhibited the city from implementing this program.

The Planned Community (PC) district included in the Sand City Zoning Ordinance provides for long term development containing a variety of land uses which are unified under the same development control. The PC designation allows for the construction of planned units which do not conform in all respects with the various zoning regulations provided in the Sand City Zoning Ordinance. A planned unit development may include developments which are sited and designed to take advantage of unique site characteristics, but which also harmonize with existing and proposed surrounding land uses. Planned unit developments provide an opportunity for the construction of unique and innovative housing plans.

3.3.6 Policy F

Enhance the livability of existing residential units by assuring that all housing units provide a healthy and safe environment for their inhabitants.

Program Effectiveness

Sand City did not pursue federal and state funding for home rehabilitation as called for in Program 14 due to a staffing shortage. Because many of the city's

housing units are in substandard condition, the 1991 housing plan includes a program which facilitates the rehabilitation of housing units through the use of the tax increment fund. This will give property owners access to an existing city fund over the short term, and will avoid the timely application to outside sources for funding. Sand City will, however, redouble its effort in soliciting rehabilitation funds from state and federal sources.

Program 15 calls for the evaluation of existing and future public services. This program was not implemented because of relative lack of residential development taking place within Sand City, and the city's approach to providing public service improvements on an individual-project basis. More-effective programs addressing this issue are included in the 1991 housing plan and are discussed under Subsection 3.3.3 previously.

3.3.7 Policy G

Provide housing opportunities by coordinating new housing units with existing and future employment in the community so as to promote the option of residing reasonably nearby places of employment.

Program Effectiveness

Because of the dominance of industrial and commercial land uses in Sand City, it is difficult to locate sizeable residential projects in areas which are compatible with these existing uses. Sand City has historically provided employment opportunity for persons living in predominantly residential areas within commuting distance to Sand City. The use of public resources as recommended in Program 18, have not been needed to secure such a new residential site in walking distance to employment areas. The recent challenge in locating a new residential area near existing employment has been finding an adequate site. The city has identified the Transfer Station site as a potential future housing site for persons employed in Sand City. The city has encouraged the site's property owner to use private resources for housing construction on the site. The 1991 housing plan addresses the use of this site for housing.

3.3.8 Policy H

Require that new residential development meet the special housing needs of elderly retired persons.

Program Effectiveness

Sand City has not made an aggressive effort to encourage the use of public and private funds to help solve the housing needs of elderly persons in Sand City as called for in Program 20. The 1991 housing element obligates the city to make future use of public and private funds such as the Senior Citizens Shared Housing Program (SCHSP). The city will communicate housing complaints regarding housing discrimination to the State Department of Fair Employment and Housing.

3.3.9 Policy I

Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.

Program Effectiveness

Pursuant to Program 22, Sand City has continued to encourage homeowner use of free energy audits by local energy companies. Insulation and weatherstripping is required pursuant to city building code standards. The use of passive and active solar systems has been encouraged in existing structures pursuant to Program 23.

3.3.10 Policy J

Work with other local, state and federal agencies, public utilities, and community organizations to implement energy conservation and longer range renewable energy development programs.

Program Effectiveness

A city energy task force in Sand City was not created as called for in Program 23. The energy concerns of the early 1980s became less of a city concern toward the end of the decade, and this program has been omitted from the 1991 housing plan.

References

⁴³Association of Monterey Bay Area Governments. *Regional Housing Needs Report*. Monterey, California, 1983.

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4.0 Housing Plan

4.1 Objectives

HCD requires that every local jurisdiction include quantified housing objectives in its housing plan. The following are the quantified objectives which Sand City shall strive to meet by January 1, 1996:

- Sand City shall strive to construct 350 new housing units, rehabilitate 15 housing units, and conserve 46 affordable housing units by January 1, 1996. The ability to construct new housing units will be hampered by various governmental and non-governmental constraints, including the recent imposition of a water permit moratorium by the MPWMD scheduled to begin January 1, 1991.
- Sand City shall facilitate construction of affordable housing units for very-low- and low-income households and strive to meet the goal that 40 percent of all housing stock be affordable to very-low- and low-income households. This would be equivalent to 184 out of the net goal total of 459 housing units.
- Sand City shall strive to increase the number of manufactured or mobile homes from 13 to 30 units by January 1, 1996.

4.2 Goals, Policies, and Programs

The following goals, policies, and programs address concerns or needs identified in Section 2 of this document. Policies and programs set the framework for the necessary effort and community involvement in achieving the housing goals. A summary of all housing programs which includes the need to be served, responsible agency, funding source, and time frame for implementation is included in the appendix of this housing element.

Goal 4.2.1: To Designate Areas in Sand City Suitable for Residential Development

Policy A: Designate various sites in Sand City for the construction of housing units based on new housing needs as well as environmental and coastal resources.

Program 1: Construction of housing units on any portion of either the East Dunes site or the South of Tioga site shall be limited to areas which are not subject to environmental and coastal resource constraints as identified in the *Sand City Habitat Conservation Plan* once it is adopted by Sand City.

Policy B: Ensure the provision of public services for future housing units.

Program 2: Sand City shall evaluate and coordinate all opportunities for providing public services to new housing units, including, but not limited to, formation of assessment districts, federal and state grants, joint powers agreements, and issuance of special bonds.

Program 3: Sand City shall complete the Sand City Master Facilities Plan and implement a capital improvement program by January 1, 1992, in order to continually improve the provision of public services to existing and future housing units.

Program 4: Sand City shall continue to set aside a portion of the 20 percent tax increment revenues for public-service infrastructure improvements and right-of-way improvements, as identified in the 1987 Sand City Redevelopment Plan.

Program 5: Sand City shall prepare and utilize a standardized format for evaluating immediate and long-range public service capacities and costs resulting from new housing units in order to assure the ability to provide and maintain necessary public services to new housing units.

Goal 4.2.2: To Provide Housing Opportunities and To Provide Affordable Housing for Sand City's Work Force

Policy C: Encourage the construction of new housing units which meet the needs of persons in the work force of Sand City in order to create a better balance of workers and residents.

Program 6: Sand City shall continue to negotiate with owners of the transfer station site with the ultimate goal of converting the site from its existing industrial use to high-density residential uses.

Policy D: Encourage the construction of new housing units that provide a choice in housing type, density, cost, and tenure to meet the housing needs of all segments of the work force, regardless of race, sex, marital status, age, ethnic background, physical condition, or family size.

Program 7: Sand City shall strive to construct 350 new housing units by January 1, 1996. The distribution of units by income shall conform as close as is feasible with that designated in the 1990 Regional Housing Needs Plan.

Program 8: Sand City shall review development proposals for incorporation of concepts such as planned-unit development, cluster development, lot consolidation, zero-lot-line developments, and secondary housing units on commercial- and industrial-zoned parcels

to help reduce the cost of new housing units and to provide a variety of affordable housing units.

Policy E: Encourage a balance of existing ownership housing with future rental housing units in Sand City by maintaining existing single-family housing units.

Program 9: Sand City shall conduct a survey once every two years of all households to determine the number of existing housing units by housing tenure and present the report to the City Council. It will be the City Council's responsibility to try to achieve a balance of owner and rental housing units in Sand City.

Goal 4.2.3: To Provide Equal Housing Opportunities for Very-Low-, Low-, and Moderate-Income Households

Policy F: Encourage the construction of affordable rental and ownership housing for very-low-, low-, and moderate-income households throughout Sand City.

Program 10: Sand City shall strive to meet its regional goal for very-low-, low-, and moderate-income housing by January 1, 1996, as determined in the 1990 Regional Housing Needs Plan, through the implementation of Policy A and Program 1.

Program 11: Sand City shall provide incentives to builders, such as density bonuses or fee waivers (where feasible), for construction of affordable housing units.

Program 12: Sand City shall allow the construction of secondary affordable rental units on lots proposed for new commercial and industrial development as well as on lots with existing residential units. Projects shall be evaluated on an individual basis, utilizing the following criteria:

- a. Consider allowing a waiver of development plan check and building permit fees up to \$2,500 for construction of a secondary residential unit. Require a minimum five-year residential rental period through deed restriction if a waiver of fees has been granted by Sand City.
- b. Limit the amount of residential square footage in a mixed-use development to no more than 50 percent of the total commercial/industrial square footage.
- c. Limit the maximum size of a secondary unit to 650 square feet.
- d. Require that the residential unit be suitable for living with regard to all health and safety requirements, noise conditions of surrounding uses, etc.

- e. Acknowledge the priority of commercial/industrial uses in mixed-use developments by requiring that a statement be issued to potential renters/owners advising them of potential nuisances of surrounding uses. This statement shall be provided by Sand City.
- f. Require that at least two off-street parking spaces per residential unit are provided and any traffic concerns are addressed. Parking supplied for residential units may be included in the overall parking requirement for the entire site.

Program 13: Sand City shall amend its zoning ordinance to allow manufactured and mobile homes as principal permitted uses in all residential zoning districts.

Program 14: Sand City shall develop an ordinance which establishes development standards for manufactured and modular housing units in order to make the construction of these low-cost housing units an option for property owners.

Program 15: Sand City shall identify, help facilitate, and solicit federal and state financial assistance for the construction of rental housing units and for rent subsidies to low- and moderate-income households, as funds are available. These funds include low-interest loans, grants, and rent subsidies and are administered by the Department of Housing and Urban Development, the California Housing Finance Agency, and the Farmer's Home Administration.

Program 16: Sand City shall review development processing procedures to determine whether and how the process can be streamlined to help further reduce costs of new housing units.

Program 17: Sand City shall cooperate with federal, state, and regional agencies to promote open housing choice and equal opportunity housing. Complaints regarding housing discrimination received by Sand City will be referred by the Planning Director to the California Department of Fair Employment and Housing.

Program 18: Sand City shall require, when feasible, all new residential developments (including those in the coastal zone) to provide low- and moderate-income housing. All residential projects proposed will be evaluated on an individual project basis to determine the feasibility of providing low- and moderate-income housing units.

Program 19: Sand City shall, if feasible, utilize 20 percent tax increment funds to preserve affordable housing units. Specific uses of the funds could include the weatherstripping of affordable units or the installation of wheelchair ramps in affordable housing units occupied by elderly persons.

Goal 4.2.4: To Provide Equal Housing Opportunities For Special Housing Needs Groups

Policy G: Encourage new residential development to meet the special housing needs of elderly persons.

Program 20: Sand City shall pursue the use of public and private funds such as the Senior Citizens Shared Housing Program (SCHSP) for senior housing projects.

Program 21: Sand City shall strive to increase the number of manufactured and mobile homes from 13 to 30 units by January 1, 1996.

Policy H: Participate in a regional effort to provide emergency shelter for homeless individuals, families, elderly, veterans, and the mentally and physically disabled.

Program 22: Sand City shall submit an appointee to the Monterey County Commission on Homelessness. The members of the commission ultimately will be appointed by the Board of Supervisors to oversee the implementation of the Monterey County Homeless Services Plan.

Goal 4.2.5: To Assure That Sand City's Housing Stock is Maintained and Upgraded to Meet Necessary Health and Safety Requirements

Policy I: Rehabilitate, to the extent feasible, all substandard housing units in Sand City.

Policy J: Enhance the livability of existing housing units by assuring that all housing units provide a healthy and safe environment for their inhabitants.

Program 23: Sand City shall strive to rehabilitate six housing units annually, resulting in the rehabilitation of 30 housing units by January 1, 1996. Sand City shall establish housing rehabilitation as its top priority for the utilization of its 20 percent tax increment set-aside funds.

Program 24: Sand City shall, in addition to utilizing the 20 percent set-aside funds, solicit and encourage maximum utilization of federal and state funds for low-interest loans and grants for the rehabilitation of ownership and rental housing units.

Policy K: Remove and replace housing units which are beyond repair or which have become either economically or functionally obsolete.

Program 25: Sand City shall provide housing for persons or families displaced as a result of the implementation of the 1987 Sand

City Redevelopment Plan. Such housing shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise a standard housing unit.

Program 26: Sand City shall require replacement of housing units demolished in the coastal zone.

Policy L: Ensure that existing housing units proposed for demolition as a result of new commercial and industrial development are relocated and rehabilitated if feasible.

Program 27: Sand City shall require existing housing units that are proposed for demolition because of commercial and industrial development to be relocated if housing conditions are satisfactory and access and public services can be provided at the relocated area.

Goal 4.2.6: To Encourage Energy and Water Conservation Measures in Existing and New Housing

Policy M: Regulate the use of land to minimize energy consumption and maximize the efficiency of energy consumed.

Program 28: Sand City shall establish a program requiring purchasers of existing homes to attain an energy audit and home weatherization prior to occupancy of the home. In addition, builders of new homes shall provide proof of inspection of new housing units for proper energy conservation features.

Program 29: During development and architectural review phases of housing development projects, require, when feasible, the configuration of lots to take advantage of optimum lot and building orientation and the use of solar energy systems.

Policy N: Minimize the consumption of water by existing and new housing units, and pursue methods for providing Sand City with its own water source for domestic uses.

Program 30: Permit new housing unit construction only when the water demand of the new housing units can be met by available water supply, and when it is consistent with the adopted water supply allocation program of Sand City.

Program 31: Require all new housing units to utilize water conservation fixtures, as specified by the Sand City Water Conservation Ordinance.

Program 32: To ensure that the demands of new housing construction do not exceed Sand City's allocation, utilize water-use data from the Monterey Peninsula Water Management District to project the water use of future housing units in Sand City.

Program 33: Conduct additional testing to identify water wells in Sand City which could supply water for housing units to be constructed by January 1, 1996.

Program 34: Research the cost and feasibility associated with the construction of a reverse osmosis system which could supply water to Sand City for domestic purposes.

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Appendix

Housing Program Summary

Housing Program Summary

	Program	Need to be Served	Responsible Agency/ Official	Funding Source	Time Frame
1.	Construction of housing units on any portion of either the East Dunes site or the South of Tioga site shall be limited to areas which are not subject to environmental and coastal resource constraints, as identified in the Sand City Habitat Conservation Plan once it is adopted.	Provide housing units to meet construction goal.	Planning Director; City Council	None needed	Beginning July 1, 1991
2.	Sand City shall evaluate and coordinate all opportunities for providing public services to new housing units, including, but not limited to, formation of assessment districts, federal and state grants, joint powers agreements, and issuance of special bonds.	Provide public services to all housing units.	City Engineer; Planning Director; City Manager	None needed	Beginning July 1, 1991
3.	Sand City shall complete the Sand City Master Facilities Plan and implement a capital improvement program in order to continually improve the provision of public services to existing and future housing units.	Provide public services to all housing units.	City Manager; City Engineer	None needed	By January 1, 1992
4.	Sand City shall continue to set aside a portion of the 20 percent tax increment revenues for public-service infrastructure improvements and right-of-way improvements, as identified in the 1987 Sand City Redevelopment Plan.	Provide public services to all housing units.	City Manager; City Engineer; Redevelopment Agency	Tax increment	Annually, beginning July 1, 1991
5.	Sand City shall prepare and utilize a standardized format for evaluating immediate and long-range public service capacities and costs resulting from new housing units.	Provide and maintain public services to all housing units.	Planning Director; City Engineer	None needed	By January 1, 1992
6.	Sand City shall continue to negotiate with owners of the Transfer Station site with the ultimate goal of converting the site from its existing industrial use to high-density residential uses.	Provide housing units to meet construction goal.	Planning Director; City Manager	None needed	Ongoing

7.	Sand City shall strive to construct 350 new housing units by January 1, 1996. The distribution of units by income shall conform as close as is feasible with that designated in the 1990 Regional Housing Needs Plan.	Provide housing units to meet construction goal.	City Council	None needed	Ongoing
8.	Sand City shall review development proposals for incorporation of concepts such as planned-unit development, cluster development, lot consolidation, zero-lot-line developments, and secondary housing units on commercial- and industrial-zoned parcels.	Provide a variety of housing opportunities.	Planning Director; Architectural Review Committee; City Council	None needed	Beginning July 1, 1991
9.	Sand City shall conduct a survey once every two years of all households to determine the number of existing housing units by housing tenure and present the report to the City Council. It will be the City Council's responsibility to try to achieve a balance of owner and rental housing units in Sand City.	Maintain a balance of owned and rental housing units.	Planning Director; City Council	None needed	Beginning August 1, 1991
10.	Sand City shall strive to meet its regional goal for very-low-, low-, and moderate-income housing by January 1, 1996, as determined in the 1990 Regional Housing Needs Plan, through the implementation of Policy A and Program 1.	Provide affordable housing units.	Planning Director; City Council	None needed	Every two years, beginning July 1, 1991
11.	Sand City shall provide incentives to builders, such as density bonuses or fee waivers (where feasible), for construction of affordable housing units.	Provide affordable housing units.	Planning Director; City Manager; City Council	None needed	Ongoing
12.	Sand City shall allow the construction of secondary affordable rental units on lots proposed for new commercial and industrial development as well as on lots with existing residential units. Projects shall be evaluated on an individual basis.	Provide affordable housing units.	Planning Director; City Council	None needed	Ongoing
13.	Sand City shall amend its zoning ordinance to allow manufactured and mobile homes as principal permitted uses in all residential zoning districts.	Provide affordable housing units.	Planning Director; City Council	None needed	By October 1, 1991

14.	Sand City shall develop an ordinance which establishes development standards for manufactured and modular housing units in order to make the construction of these low-cost housing units an option for property owners.	Provide affordable housing units.	Planning Director; City Manger; City Council	None needed	By January 1,1991
15.	Sand City shall identify, help facilitate, and solicit federal and state financial assistance for the construction of rental housing units and for rent subsidies to low- and moderate-income households.	Provide affordable rental housing units.	Planning Director	HUD; California Housing Finance Agency; FmHA	Beginning July 1, 1991
16.	Sand City shall review development processing procedures to determine whether and how the process can be streamlined to help further reduce costs of new housing units.	Minimize time and expense for construction approval of housing units.	Planning Director	None needed	Ongoing
17.	Sand City shall cooperate with federal, state, and regional agencies to promote open housing choice and equal opportunity housing. Complaints regarding housing discrimination received by Sand City will be referred by the Planning Director to the California Department of Fair Employment and Housing.	Provide equal housing opportunity.	Planning Director; City Manager	None needed	Ongoing
18.	Sand City shall require, when feasible, all new residential developments (including those in the coastal zone) to provide low- and moderate-income housing. All residential projects proposed will be evaluated on an individual project basis to determine the feasibility of providing low- and moderate-income housing units.	Provide affordable housing units.	Planning Director; City Manager	None needed	Beginning July 1, 1991
19.	Sand City shall, if feasible, utilize 20 percent tax increment funds to preserve affordable housing units. Specific uses of the funds could include the weatherstripping of affordable units or the installation of wheelchair ramps in affordable housing units occupied by elderly persons.	Conserve affordable housing units	Planning Director; City Manager	Tax increment	Beginning July 1, 1991
20.	Sand City shall pursue the use of public and private funds such as the Senior Citizens Shared Housing Program (SCHSP) for senior housing projects.	Provide housing opportunities for special needs groups.	Planning Director	Senior Citizens Shared Housing Project	Beginning July 1, 1991

21.	Sand City shall strive to increase the number of manufactured and mobile homes from 13 to 30 units by January 1, 1996.	Provide affordable housing units.	City Council	None needed	Beginning July 1, 1991
22.	Sand City shall submit an appointee to represent the city on the Monterey Commission on Homelessness. The members of the commission will ultimately be appointed by the Board of Supervisors to oversee implementation of the Monterey County Homeless Services Plan.	Provide housing opportunities for special needs groups.	Planning Director; City Council	None needed	By August 1, 1991
23.	Sand City shall strive to rehabilitate six housing units annually, resulting in the rehabilitation of 30 housing units by January 1, 1996. Sand City establish housing rehabilitation as its top priority for the utilization of its 20 percent tax increment setaside funds.	Rehabilitate and restore existing housing units.	City Manager; City Council; Redevelopment Agency	Solicit loans and grants through HCD; Tax Increment	Ongoing
24.	Sand City shall, in addition to utilizing 20 percent setaside funds, solicit and encourage maximum utilization of federal and state funds for low-interest loans and grants for the rehabilitation of ownership and rental housing units.	Rehabilitate and restore existing housing units.	Planning Director; City Manager	Solicit federal and state loans and grants through HCD; Deferred Rehabilitation Loans	Ongoing
25.	Sand City shall provide housing for persons or families displaced as a result of the implementation of the 1987 Sand City Redevelopment Plan. Such housing shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise a standard housing unit.	Provide housing for displaced persons.	Planning Director; City Manager; Redevelopment Agency	Tax increment	Beginning July 1, 1991
26.	Sand City shall require replacement of housing units demolished in the coastal zone.	Maintain existing housing units.	Planning Director; City Manager; Redevelopment Agency	Project proponent; tax increment	Ongoing

27.	Sand City shall require existing housing units that are proposed for demolition because of commercial and industrial development to be relocated if housing conditions are satisfactory and access and public services can be provided at the relocated area.	Maintain existing housing units.	Planning Director; City Manager	Project proponent	Beginning July 1, 1991
28.	Sand City shall establish a program requiring purchasers of existing homes to attain an energy audit and home weatherization prior to occupancy of the home. In addition, builders of new homes shall provide proof of inspection of new housing units for proper energy conservation features.	Conserve energy.	Planning Director; City Council	None needed	By January 1, 1992
29.	During development and architectural review phases of housing development projects, require, when feasible, the configuration of lots to take advantage of optimum lot and building orientation and the use of solar energy systems.	Conserve energy.	Planning Director; Architectural Review Committee,	None needed	Ongoing
30.	Permit new housing unit construction only when the water demand of the new housing units can be met by available water supply, and when it is consistent with the adopted water supply allocation program of Sand City.	Conserve water.	Planning Director; City Council	None needed	Ongoing
31.	Require all new housing units to utilize water conservation fixtures, as specified by the Sand City Water Conservation Ordinance.	Conserve water.	Planning Director	None needed	Ongoing
32.	To ensure that the demands of new housing construction do not exceed Sand City's allocation, utilize water-use data from the Monterey Peninsula Water Management District to project the water use of future housing units in Sand City.	Conserve water.	Planning Director	None needed	Beginning July 1, 1991
33.	Conduct additional testing to identify water wells in Sand City which could supply water for housing units to be constructed by January 1, 1996.	Conserve water.	Planning Director; City Manager	Project proponent	Beginning July 1, 1991

34.	Research the cost and feasibility associated with the construction of a reverse osmosis system which could supply water to Sand City for domestic purposes.	Attain an independent water supply for Sand City.	City Manager	To be funded by developer in need of water supply	Beginning July 1, 1991
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